

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
City Hall Training Room**

Monday, April 17, 2017

Attending:

Council Member John Mickelson
Council Member Jim Sandager
City Attorney Richard Scieszinski
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
Public Works Deputy Director Joe Cory
Planner Kara Tragesser
Planner Brad Munford

Development Director Lynne Twedt
Development Coordinator Linda Schemmel
Chief Building Official Rod Van Genderen
Finance Director Tim Stiles
City Engineer Duane Wittstock
Principal Engineer Ben McAlister
Principal Engineer Eric Petersen
Communications Specialist Lucinda Stephenson

Guests:

Item #4 – Valley Stadium

Lisa Remy – WDM School District
Brad Rose – WDM School District

Item #3 – Preserve on Grand (aka Grand Lakes)

Caleb Smith – McClure Engineering
Jake Becker – McClure Engineering

Item #2 – Affordable Indoor Storage

Travis Overhue, O & H Properties

Item #4 – Delavan Storage

Ed Arp – CEC
Mark Cecot – Iowa Select Farms

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 a.m.

1. Valley Stadium – West Des Moines School District

Director Twedt stated that complaints have been received from residents regarding noise and light originating from the Valley Stadium. Representatives from the West Des Moines School District were in attendance to discuss these issues and identify options.

City Attorney Scieszinski elaborated that he had received four or five complaints that the sound coming from the stadium seems to reverberate quite a distance. The intensity of the light is a secondary issue, but the sound seems to affect people the most.

City Communications Specialist Lucinda Stephenson informed the group that she lives on Wistful Vista Drive, and that the new sound system was extremely loud. Every word coming from the sound system could be heard in her house, even with the windows closed. The noise interferes with the TV, as well as phone conversations. Ms. Stephenson continued that she has lived in her house since 2002, and the noise level now is markedly different from in the past. Her neighbors feel the same way, but have not yet figured out the complaint process.

Mr. Scieszinski stated that when the scoreboard was installed with new features, staff felt that secondary consequences could be disconcerting to area residents, but assurances were given that this would not happen. The City is now asking what the school system could do to address the sound and light issues emanating from the stadium with the new sound system negatively impacting the area.

Mr. Rose, representing the West Des Moines Schools, assumed that most of the complaints came from an Iowa event that took place two Fridays ago as it was quite loud. Precautions have been taken regarding the noise, i.e., controls have been preset so that even stadium renters cannot go in and turn up the sound. Mr. Rose informed the group that the new sound system started on game seven last fall and

the new videoboard was installed after the football season was over. The sound is clearer and travels further distances because the old system was so antiquated.

Mr. Rose continued that the sound will be adjusted and a wireless mike used. When music is played, it is straight off the system and needs to be adjusted. Mr. Rose promised to try to keep the sound at a lower decibel. Also, a company is being hired to run the system and the ads on the system, but that this has not yet been finalized. For the lighting of the score board, a dimmer switch will be used.

Ms. Stephenson commented that last Saturday's event was much better as the sound was not as loud.

Mr. Rose appreciated Ms. Stephenson's comments and would like additional feedback from her to determine if the noise and lighting impacts improve at future functions. From the time she has lived in this area, Ms. Stephenson provided that she was never bothered by the sound until the new system. She stated that it really does impact the quality of life for the area. Mr. Rose stated that the sound comes from above the video board which is designed so that everyone in the stadium can hear.

Ms. Remy asked if the Saturday sound was better than the previous day's sound or much louder than the old system. Ms. Stephenson stated that it was a little louder than the old system, but much better than it had been in the past. Mr. Rose provided that even with the old system there were still complaints often depending on the direction of the wind.

Since this is a new board, Ms. Remy summarized that they are still in the learning stages. She promised that the decibels would be kept at a lower level and the dimmer switch used. Mr. Rose added that portable systems would be purchased for practices so that the speakers would be on the ground level. He also informed the subcommittee members that Valley High School football players would no longer be practicing at this stadium which would alleviate traffic and noise during certain times.

Council Member Sandager inquired if it would be helpful to have the manufacturer or distributor come back and run through the system now that the school district has used it for a while. Mr. Rose stated that the company has come back twice to help run the system, but they could come back again and look at the settings. He continued that bids have gone out to hire a company to run the board on Friday nights, noting that students would also be involved in running the board.

Ms. Twedt stated that for their information she would send Mr. Rose and Ms. Remy a copy of the performance standards that were agreed upon for the video board.

Direction: Council Members were supportive of identifying and implementing measures to reduce the impact of the sound and lighting from the stadium.

2. Affordable Family Indoor Storage

Development Director Twedt provided that the applicant is proposing that indoor storage be located on the back side of the Colby property off I-235. She provided a depiction of the proposed architecture.

Planner Munford introduced Travis Overhue, O&H Properties, noting that Mr. Overhue was taking advantage of the City's new zoning amendment that allows for self-storage within the office district. He would like to construct 100,000 to 120,000 square foot self-storage building at the Colby Office Park located at 1011 Office Park Road. Mr. Overhue is looking for relief from the portion of City Code that states that none of the individual doors may face the street or be visible from the property. His proposal is to have architecture that features a glass wall that would face I-235 and allow the storage doors to be visible. Pictures of glass windows with a hallway behind in which doors for each individual storage unit are visible were provided as examples.

Mr. Overhue expressed that he had been looking in West Des Moines for over two years to find an area that would work for having affordable indoor storage. He continued that there is a big demand in West Des Moines for climate controlled self-storage. This piece of ground would work for this purpose, but felt that solid glazed windows would look like a giant storage company. He requested the ability to use transparent glass when facing the interstate and provided examples. It was pointed out that self-storage has moved in a whole new direction, and that people no longer want to store in dingy dark climate controlled outdoor facilities. People now prefer the clean, more modern facility. Mr. Overhue commented that this would be an expensive building that would fit West Des Moines as far as looks and demographics. He continued that he had to have some type of visibility to say that this is a self-storage building and not just have a small sign. He suggested that 20% of the glass could be transparent. He reiterated that all over the United States, there are high rise climate controlled facilities.

Planner Munford interjected that this was a large point of discussion during our ordinance adoption.

Council Member Mickelson agreed that self-storage is changing, but to put this facility up on a hill on I-235 did not seem appropriate. He felt that people could figure out that this was storage based on a sign, and he did not feel comfortable having visible doors for individual units seen from I-235 or from anywhere.

Mr. Overhue continued that this particular lot does not have a lot of frontage, and that they would end up with a very small sign. He continued that all the windows look 100% like an office structure.

Council Member Sandager commented that there are other zoning districts in the City that would allow this type of storage. He continued that indoor storage has recently been expanded into the Office designation, and he had been reluctant to even allow in Office.

Mr. Overhue commented that he was under the understanding that besides General Industrial for outdoor, to build a high rise, Office was the only acceptable location for climate control. Also, he commented that one would not build this expensive of a building in the General Industrial designation.

Ms. Twedt summarized that staff was very deliberate in placing performance standards to ensure that the buildings would consistently look like an office building.

Council Member Sandager commented that not allowing to deviate from standards would also protect those who had invested in office buildings in West Des Moines.

Direction: Council Members were not supportive of allowing clear glass to allow views into the storage facility.

3. The Preserve on Grand (aka Grand Lakes)

Mr. Caleb Smith, McClure Engineering, stated that originally there were plans for a large pond as part of this project. As work on the project continued, it became an issues as to whether the pond could be constructed at the depth needed to maintain a healthy pond.

Mr. Jake Becker elaborated on the particulars of the proposal. He continued that the two primary purposes of the pond were for material excavation to build up the home lots out of the flood plain and for flood control as the area has experienced past flooding. There is the availability of soil to be purchased to raise the proposed housing out of the flood plain that is less expensive than creating the pond. To solve the flooding, a plan has been devised in the prairie area that would basically cut down the existing ground to a lower level to allow for more flood storage in that area. The proposed prairie area would not be owned by the City, but rather a homeowners association would be established for the maintenance of the area.

Council Member Mickelson asked if this would make the water problems neutral or better for the homes to the north and west. Mr. Becker stated that the real issue was the Greenwood Homes as many of their existing elevations are below the flood plain now. When the Raccoon River is up, the water backs up into the area creating pumping issues. This would be made better by disconnecting them from the Raccoon River so they would not experience any flooding from the Raccoon River itself, but would still need to pump out the pond when it rained heavily, which is the same that exists today. Council Member Sandager asked if staff was comfortable with this new plan. Principal Engineer McAlister responded yes

based on the calculations submitted last week.

Council Member Sandager asked if sandbagging would be required with the 100-year level. Mr. McAlister responded that this is what we do today, but under this scenario the need for sandbagging would be eliminated. No matter what the situation, temporary tractor mounted pumps would still need to be installed.

Director Twedt commented that staff feels this is a good solution. The only concern is that the Home Owners Association (HOA) would need to understand that they would have the responsibility for maintenance. Mr. McAlister interjected the HOA would also have to maintain the volume of the storage area which provides the buffer between the rain that falls into the basin and what can be pumped out.

Planner Tragesser stated that the applicant has also proposed to change the zoning in the northeast corner from Neighborhood Commercial to residential.

Direction: Council Members were supportive of the proposed PUD amendment to change the pond to prairie and a rezoning to allow for houses in the northeast corner.

4. Delavan Storage

Director Twedt pointed out the location of the proposed Delavan Storage and the Delavan Townhomes which are under construction immediately to the west. Ms. Twedt indicated that the applicant wishes to construct a 19,000 sf. storage building for their personal use, and that it would not be for rent. The problem would be getting semi-trucks into the site. City Code prohibits the backing up of vehicles from public streets. The applicant is requesting a waiver. It was noted that this would not be a typical warehouse situation where trucks would be coming and going, but rather would be infrequent, maybe five times a year. Staff has concerns with granting a waiver. If granted, conditions of approval would need to be put in place, i.e., when and times of access, change of ownership, etc.

Principal Engineer McAlister provided that existing Code prohibits backing up on streets. The Code exists primarily to prevent trucks from stopping and then immediately backing into the travel lanes. Such a movement does not meet expectations for drivers behind them. Also, in this particular area, there is a high concentration of school buses and other truck traffic. The roadway curvature will impede any kind of visibility going around the trucks that are backing in. Over time, the City has been trying to eliminate places where this is taking place. Normally, truck turning should be completed on site and contained within the property. If there were conditions established, i.e., number of trucks, frequency, etc., it would be problematic to track conformance, and it would be setting precedent.

Ed Arp, CEC, stated that this would be a good use for this narrow piece of property. He explained that there is an existing flume and ditch along the south line which encroaches into the property, as well as a drainage way to the north.

Mark Cecot stated that their semi-truck was brought down from Iowa Falls and was able to utilize the cul-de-sac at the end of Delavan Drive to turn around without any issues and bring the semi into the site. It was easily backed in without having any blind spots. The truck is five years old with only 30,000 miles and is only used for charitable work. Iowa Select Farms supports many food pantries, the National Guard, and homeless kitchens around Iowa. This truck never hauls over 30,000 lbs. as opposed to the 80,000 lbs. carried by most regular over the road semi-trucks.

Mr. Cecot continued that their need is to only bring the truck in about three to four times a year mostly around Christmas and once during the summer right before the fair. He understands the traffic concerns of school buses that go out in the early morning and back in the afternoon. He indicated that his truck scheduling is flexible and is willing to work around other's schedules, i.e., school buses.

Council Member Mickelson asked what would be stored in the facility. Mr. Cecot indicated that currently they are spread out into four different rented storage units around town. Limos are stored and there are many boxes of clothing, documents, and other personal items currently being kept. This site

would allow them to bring everything into one central location not far from their current office in West Des Moines, with easy access from the interstate and not a lot of traffic. Business would not be conducted out of the storage building. This would be storage for the Hanson's personally and for the company. He noted that additional space is needed than they currently have to assemble packages before Christmas for charitable donations.

Mr. Arp stated that the issue is the site does not have enough depth to accommodate turning movements. We are not saying that because they own a 75 ft semi that the rules should be broken, but it seems with the infrequency of use on a dead end street, that does not have a lot of traffic except for buses and their times which can be scheduled so not to interfere with the other traffic. The applicant plans on being at this location for a long time.

Council Member Sandager asked if there was a way to restrict the weight to 30,000 lbs. Director Twedt stated that this restriction could be written into the conditions but enforcement would be difficult. Council Member Sandager stated if restrictions were identified, it would address the second owner knowing issue. Ms. Twedt stated that restrictions would be recorded against the property which should be identified as part of a title search.

Council Member Sandager expressed that he liked this purpose versus mini storage.

Principal Engineer McAlister expressed that Staff was concerned that there would be a permanent loading dock. Ms. Twedt asked Mr. Cecot how critical it was to have the loading dock. Mr. Cecot responded that they would like to have the loading dock.

Mr. Sandager could understand that the loading dock could be an issue with the second buyer wanting to use it. Mr. Arp interjected that the dock could be removed if and when the property was sold. He continued that this was an unusual piece of ground, and that the applicant is willing take the extra effort to make it work. Mr. Arp summarized that this was a unique situation that would work in this situation.

Council Member Mickelson expressed that he could support this request with reasonable restrictions considering the infrequent use.

Direction: City Council members were supportive of the project with restrictions in place, i.e., times, weight restriction, loading dock.

5. Upcoming Projects – A map was provided with a brief description of each.

- a. Jordan Creek Professional Plaza -1121 Jordan Creek Pkwy: Subdivide property into two lots for construction of two commercial buildings approximately 15,000sf in size (PP-003410-2017/SP-002409-2017) Planner Tragesser stated that a dentist and a chiropractor want to have separate buildings. The lot to the east would be a multi-tenant building; to the west, the dental office. Staff is currently working with the applicant on the architecture.
- b. Valley View Park Master Plan Amendment - (225 88th St): Amend the park master plan to locate tennis courts in lieu of maintenance shed (MML1-003433-2017) This is located on the west side of Valley View Park which has essentially two projects going on. The planned tennis courts will be moved from the south side of the entry drive to the north side of the entry drive. The basketball courts that have been installed on the property will be documented through the Minor Modification process.
- c. Greenway Crossing PUD - Parcel H, South of Bishop Dr. between 90th and 92nd streets: Amend PUD to reduce front yard setbacks from 35' to 30' to reflect as-built conditions. (ZC-003443-2017) The townhome project has recently been sold and during the sale, the title search attorney found a discrepancy between the setbacks noted in the PUD and the setbacks indicated on the plat. The project was constructed according to the plat at 30 feet. To correct the discrepancy and make the property conforming, the PUD language will be changed to reflect the as-built condition.

- d. Delavan Storage – (2101 Delavan Drive): Construction of an approximately 19,000 square foot storage building for a single tenant (SP-003411-2017)

6. Minor Modifications

- a. Washington Heights - 4101 Woodland Ave: Add building lighting and construct trash enclosures (MML1-003426-2017)
- b. Costco – 7205 Mills Civic Pkwy: Construction of 15sf warming house adjacent to fuel pumps (MML1-003432-2017)
- c. Westridge II Building - 2929 Westown Pkwy: Addition of exterior door leading to building's fitness center (MML1-003434-2017)
- d. Wine Experience – 101 Jordan Creek Pkwy: construction of 14' x 19' patio (MML1-003436-2017)
- e. Water Tower Place – 4100 University Ave, Ste 125: Façade modification to create multiple tenant bays in former Sports Authority store (MML1-003441-2017)
- f. Palisades Building – 4900 University Ave: relocate cooling tower (MML1-003342-2017)

7. Other Matters

The meeting adjourned at 9:02 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is May 1, 2017.

Lynne Twedt, Development Services Director

Kim Taylor, Recording Secretary